

City of Palmdale
Pre-Bid Conference
Transit Village - Palmdale
May 21, 2003

The following questions were posed to City and SCAG staff during a pre-bid conference held on May 22, 2003 for the City of Palmdale Transit Village project. Following these are additional questions that we posed either before or after the conference and it was felt that all questions and answers should be provided:

Q: Are there any plans for expansion of current transit services and increasing service frequency, once the transit center is constructed?

A: The Antelope Valley Transit Authority (AVTA) has not conducted specific analysis of service changes resulting from construction of the transportation center. AVTA intends to conduct a detailed impact analysis to determine any needed changes in services resulting from moving the transfer facility from its current location at the Antelope Valley Mall to the project site.

Q: Does the study require recommendations for other changes to transit services?

A: The Metropolitan Transportation Authority (MTA) will begin Metrolink service to the Palmdale station as soon as the station is constructed. Information on possible MTA service changes should be obtained from MTA. MTA Contact: Kevin Michel (213) 922-2854.

Q: Will a steering committee be established to advice and direct the project?

A: No. the project will be directed by City staff; however, community input will be solicited as stated in the RFP.

Q: Was the project idea or the concept of Transit Oriented District initiated as a direct result of community interest?

A: No. In response to the State's commitment to improving mobility across California, the City of Palmdale wishes to develop a program promoting transit-oriented development near its planned transportation center. This center will support commuter rail and bus service in its initial stages and could possibly be expanded to accommodate airport shuttle service and/or high-speed rail service in the future. Any plan that is developed as a result of this effort will need to be responsive to the community's interests and desires as well as to existing nearby residential neighborhoods.

Q: Will the project be contrary to the current community plans for the area and will it be a hard sell to the community?

A: Land in the immediate vicinity of the planned transportation center is currently designated for industrial and business park uses. With impending development of the transportation center, community priorities and land uses in this area need to be reevaluated to determine the best use of this land.

Q: What is the process for selection of the consultant(s)?

A: It will be an approximately three-month process. Once the proposals are received, it will take approximately four weeks for review and evaluation, followed by interviews of the top three or four firms. Upon completion of the evaluation and selection phase, an award recommendation of the selected firm(s) will be forwarded for approval to Southern California Association of Governments Regional Council.

Q: Can aerial photographs be made available of the project site to the consultants submitting a proposal on this project?

A: An aerial photograph of the project site has been posted on SCAG's website at www.scag.ca.gov under **Contracting Opportunities (RFPs)**

Q: Will a mailing list need to be generated for parcels within the project area as well as a 500' radius of the project site?

A: Yes. Part of the data collection of the project includes preparation of a base map for the project as well as properties within 500 feet of the site. A list of mailing labels for these properties will also need to be prepared for meeting notification purposes.

Q: What existing streets will access the project site?

A: 6th St. East, Avenue Q, and 3rd St. East. Two new streets (Transportation Way and Avenue P-12 will be developed as part of the transportation center.

Q: Is the proposed transportation center part of the site's 100 acres area?

A: Yes.

Q: Are open spaces or parks included in the proposed project?

A: Yes. It is essential that open space and parks be included. Availability of open space will be a desirable amenity for residents within the project as well as for existing neighborhoods in close proximity to the site.

Q: What were the reasons for selecting the site for the transportation center?

A: Its proximity to a large area of vacant land, the Palmdale Airport, a future freeway interchange at Avenue P-8 and the potential for a high-speed rail stop.

Q: In addition to the proposed transportation center and high school, are there any other projects that should be considered?

A: The City has been awarded a grant to construct a pedestrian overpass at the intersection of Avenue Q and Sierra Highway that would make those areas easily accessible to the transportation center. In addition, the L.A. County Sheriff's Department has plans to construct a new station at this intersection in the City.

Q: Is the City looking at any redevelopment strategies?

A: No. There are no current plans for redevelopment within this area. The residential neighborhoods west of the project site, south of Avenue Q has received limited rehabilitation in recent years from the City in the form of grants and loans.

Q: What is the City's time frame for new development on the site?

A: We would anticipate that some demand for commuter services such as retail or daycare will be desired once the Metrolink commuter trail and AVTA bus transfer stations are in operation. A marketing and implementation strategy will be prepared as a part of this effort in support of the plan. This strategy will reveal a realistic time frame for development of the site.

Q: Will the project be subject to the City's Zoning Ordinance?

A: The City's Zoning Ordinance was last updated in 1994, following adoption of the General Plan. Modifications of both these documents has been ongoing since this time; however, unique development considerations may be associated with development of the project that could require deviation from some of the City's current standards..

Q: Is the proposed high school site part of the overall project?

A: Yes. The proposed continuation high school located at the northwest corner of Avenue Q and 6th St. East has been included within the boundary of this project so that it may be adequately considered under the provisions of the transit village plan.

Q: Will Caltrans be involved in the project?

A: Caltrans will be involved as a reviewing agency and as the source of funds for this effort.

Q: Has there been any marketing analysis conducted for a transit village concept?

A: No, this will be required as a part of the contract.

Q: Does the project involve any environmental analysis?

A: The grant does not allow for preparation of environmental studies; however, existing data can be used to identify potential environmental constraints on the site. For example, noise, traffic and flood studies were prepared for the transportation center that can be used to evaluate how this project could be constrained. Transportation planning was identified in the RFP and will be required to support the proposed project. A traffic study was prepared for the transportation center (see below) that will be available to the selected consultant(s) following execution of a contract.

Before and after the pre-bid conference, questions were posed to SCAG and/or City staff. The following is a summary of those questions and answers that were provided.

Q. How much is expected in terms of transportation planning and analysis?

A. A traffic study was approved for the planned Metrolink station with an associated park and ride facility and 10,000 square feet of future retail space. A copy of the study will be provided upon execution of a contract. A circulation system in support of the proposed land use plan will need to be developed which considers the existing street system and traffic impacts on existing land uses. Parking needs within the project area should be addressed since they may differ from the City's standard.

Q. Is this essentially a redevelopment project with emphasis on transit-oriented development?

A. The transit village plan is not a redevelopment project itself; however, the land located south of Avenue Q is located within a redevelopment project area, so there is some potential for that.

Q. To what extent will infrastructure need to be addressed in the project?

A. An infrastructure study will be required to address the source and availability of urban infrastructure systems needed to support the project including existing systems, capacity and expansion of facilities.

Q. The City has a maintenance facility located on 3rd Street East, north of the project site. Are there any plans to relocate this facility in the future?

A. No.

Q. What is the timeline for construction of the continuation high school planned at the northwest corner of Avenue Q and 6th Street East?

A. The school is expected to begin construction in July 2003 with an anticipated opening in Spring 2004.